

Site Development Plan Checklist

Project Number: _____
Name of Project: _____
Address of Project: _____
Current Zoning: _____ Tax Map Number: _____
Name and Address of Owner: _____

Name and Address of Developer (if different): _____

Reviewing Town Planner: _____
Reviewing Engineer: _____
Plan Date: _____

In addition to the standards listed below, each zoning district has site development regulations, and some land uses have additional requirements. Please see page 5 for a list of Zoning Districts. Please see page 6 for a list of land uses which have use and design standards. Additional checklists are available for each zoning district and each land use. If the property under consideration is in the Creek Valley Overlay or the Flood Hazard Overlay District, additional standards apply, and additional checklists are available. (Please see the zoning map to determine if the property under consideration is in one of the Overlay Districts mentioned above.)

General Information [5130(a)]

- ____ Name and address of developer and owner (1)
- ____ Original date and revision dates (2)
- ____ Scale of the drawing between 1"=10' and 1"=50' (3)
- ____ Name and address of person preparing plan (4)
- ____ Number of floors, floor area, total height, and location each building (5)
- ____ Proposed general use of each building (6)
- ____ Number, size, and type of dwelling units (7)
- ____ Number of bedrooms
- ____ Zoning district and current use of the parcel and surrounding parcels (8)
- ____ Address and tax parcel number of the site (9)
- ____ Owners names for adjacent parcels (10)
- ____ Boundary and dimensions of site (12)
- ____ Vicinity map at a scale of not less than 1"=2000' (13)
- ____ Sheets between 18"x24" and 24"x36" (14)
- ____ Proffers, special use permit conditions, or Board of Zoning Appeals actions applicable to the site (15) **IF YOUR SITE IS ZONED PLANNED COMMERCIAL, PLANNED RESIDENTIAL OR IS CONDITIONALLY ZONED, YOUR SITE PLAN MUST DEMONSTRATE COMPLIANCE WITH ALL APPLICABLE PROFFERS AND CONDITIONS OF THE REZONING.**

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- ____ Signature block and approval statement for owner or developer (17)
- ____ North arrow referencing true, record or grid north (Datum of 1983) (18)
- ____ Front elevations for all commercial, industrial and multi-unit residential development (19)
- ____ Sidewalks provided abutting a developed public street [Section 5120 (d)(1)]

Lighting

- ____ A plan for exterior lighting including height and type of fixture and means of implementation [Section 5130 (c)]
- ____ Pole height: residential district = 20 feet maximum
 commercial, office or commercial area of planned development = 25 feet max.
 industrial district = 30 feet maximum
 [Section 5600 (d)]
- ____ Note on plan stating, "Light sources shall not cast glare upon adjacent property or upon a public right-of-way. The intensity at adjoining streets shall not exceed 0.5 foot candles, and the intensity at adjoining residential properties shall not exceed 0.1 foot candles."
 (Only include residential note, if applicable)

Multi-unit Residential [5130(d)]

- ____ Location, area, and type of open space and specific recreational activity area (1)
- ____ Improvements necessary for recreational activity (2)
- ____ Number, size, and type of dwelling units, number of bedrooms, and typical floor plan (3)

Parking

- ____ Specific schedule showing number of spaces provided and number required in accordance [Section 5130 (e) (1)]
- ____ Access easements, existing or proposed, with deed book and page number of recordation [Section 5130 (e)(2)]
- ____ Driveways and parking lots must be set back 3 feet from any property line [Sec. 5204 (a)]
- ____ Location, type, and size of ingress and egress to the site _____
- ____ Pavement width of driveways [Section 5204]
- ____ Pavement width of aisles [Section 5205]
- ____ Streets, cul-de-sacs, and sidewalks and pavement of vehicular travel lanes, driveways, or alleys according to the Subdivision Ordinance [Sec. 5120 (b)]
- ____ Parking space dimensions indicated and meet requirements in Sec. 5205
- ____ Parking spaces are striped or permanently marked [Sec. 5202 (a)]
- ____ Barrier free parking spaces comply with ADA [Sec. 5212]
- ____ Parking bays and interior travel lanes constructed with asphalt or concrete [Sec. 5206 (c)]
- ____ Required number of parking spaces are provided as required by Section 5220
- ____ Provide the number and correct type of loading spaces required [Section 5242]
- ____ Loading spaces meet the general standards in Section 5240
- ____ A landscaped island or other physical barrier shall separate parking areas within a site from any entrance or exit to the parking lot [Section 5201 (g)]
- ____ Walkways between buildings and parking lot edges are provided [Section 5201 (f)]

- _____ Minimum parking for bicycles [Section 5213]
 - Residential Uses (except single or two unit) 25% of total number of bedrooms
 - Commercial Retail 1 space per 1000 sq. ft. of floor space devoted to retail for first 15,000 sq. ft. and 1 space for each additional 5000 sq. ft.

If off-site parking is proposed, see the standards in Section 5221

If shared parking is proposed, see the standards in Section 5222

If a mass or alternate transportation plans is proposed, see the standards in Section 5211

*If a **drive through** is proposed, see the standards in Section 5230*

Buffer Yards and Screening

Screening

- _____ Screening, fencing, and retaining wall shown by type, size, height, and location on the plan. [Section 5130 (f)(1)]
- _____ Screening shall be provided so that all articles or materials being stored, maintained, repaired, processed, erected, fabricated, dismantled, or salvaged are not visible from surrounding properties or roads. [Section 5330 (b)(1)]
- _____ Screening shall be provided so that refuse storage and loading area are not visible from the surrounding properties or roads. [Section 5330 (b)(2)]
- _____ Screening shall be provided so that rooftop and ground level mechanical equipment is not visible from surrounding properties and roads. [Section 5330 (b)(3)]
- _____ All trash dumpsters or recycling containers shall be screened on 3 sides with architectural screening supplemented by plantings. [Section 5330 (b)(4)]

Buffering and Screening

- _____ Is a buffer yard required? A buffer yard is required on any lot in any zoning district when the lot abuts a zoning district of lower intensity. *(See the chart in Section 5310 (i). Check Use Standards to make sure the specific use does not require a buffer yard.)*
- _____ Plan indicates the location of the buffer yard [Section 5130 (f)(2)]
- _____ Buffer yard meets the General Standards in Section 5310
- _____ Correct type of buffer yard is provided with the correct architectural and/or vegetative screening [Section 5310 (I)]
- _____ Architectural screen is at least 4 feet in height [Section 5331 (b)(2)]
- _____ Evergreen vegetation is 4 feet in height at planting [Section 5331 (b)(4)]
- _____ If evergreen vegetation is used, the plan contains the following note, "Evergreen vegetation required for screening shall be maintained in good condition and allowed to grow to at least 6 feet in height" [Section 5331 (b)(4)]
- _____ Deciduous trees are supplemental and are not adequate screening. If used, they are 1 1/2 inches in caliper or 10 to 12 feet in height. [Section 5331 (b)(5)]
- _____ Trees are suitable for screening as indicated in "Recommended list of trees" [Section 5331 (b)(6)]

- _____ Evergreen shrubs, meant for screening, are yews, box honeysuckle, or similar dense hedge [Section 5331 (b)(d)]
- _____ The spacing of screening trees shall be 12 feet on center or less and the planting pattern shall be staggered. [Section 5331 (d)]
- _____ Evergreen screening shrubs shall be spaced closer than 12 feet on center [Section 5331 (d)]

Landscaping

Site and General Landscaping Standards

- _____ A landscape design plan [Section 5130 (f)(8)]
- _____ A chart showing the planting schedule, minimum size at planting, canopy for each tree, total canopy percentage, species, and total canopy for the site is provided. [Section 5130 (f)(4)]
- _____ Outline of existing trees [Section 5130 (f)(5)]
- _____ Plan indicates any trees which are a caliper of 5 inches or more at a height of 1 foot above the ground, or ornamental trees over twelve feet in height. Plan indicates that these trees will be replaced. [Section 5425]
- _____ Minimum tree canopy coverage [Section 5426] (*Check proposed canopy numbers to make sure they are consistent with those in Section 5429, Chart of Recommended Tree Species*)

RR-1	20%	RM-27, RM-48	10%
R-4,R-5	20%	DC, GC, OD, I	10%
OTR	20%	Planned Districts	Per Uses Above
- _____ Notes indicate how existing trees designated to be included in canopy coverage are being protected during construction. Standards in Section 5426 (b)(c) must be met if existing trees are to be included.
- _____ 1 street tree per 30 feet of public street frontage [Section 5428]
- _____ Notes include the following language:

“All trees shall be planted in good condition and meet “American Standard for Nursery Stock” (1990), ANSI Z60.1-1990, as may be amended.”

“The planting of trees shall be done in accordance with the standardized landscape specifications jointly adopted by the VA Nurserymen’s Association, the VA Society of Landscape Designers and the VA Chapter of the American Society of Landscape Architects.”

- _____ Trees being used are suitable for intended purpose as indicated in chart in Section 5429 (*Other trees may be used than those shown in the chart, if appropriate.*)
- _____ Trees meet the size requirement in Section 5429

Parking Lot Landscaping

- _____ 5% of the entire parking lot, excluding the access drive, is landscaped with trees and vegetative ground cover. [Section 5427 (a)]
- _____ 1 shade tree per 10 parking spaces, rounded down, is planted within the lot [Section 5427 (b)]

- _____ Planter islands containing trees shall be located within the parking lot. Each island must be surrounded on 3 sides by parking lot or access road to the parking lot drive [Section 5427 (c)]
- _____ Planter islands are 18 x 18 or equal total area in irregular shapes [Section 5427 (c)] (Planter islands may be combined such that more than 1 tree may be provided in the combined island, so long as the total space equals a multiple of the requirements.)
- _____ If applicable, perimeter plantings may be used to satisfy this requirement in parking facilities less than 42 feet in width. [Section 5427 (e)].
- _____ Perimeter planting beds, 10 feet in width, shall be provided in areas adjacent to public rights-of-way. Plantings within this area shall include trees and vegetative ground cover. Berms may be used in addition to, but not instead of plantings. [Section 5427(f)]

Signage [5130(k)]

- _____ Location of existing and proposed freestanding signs

In addition to the standards in this Site Development Checklist, additional site development regulations are found in the following zoning districts. Checklists are available for each of the zoning districts below:

RR-1 - Rural Residential 1	Section 3020
RR-2 - Rural Residential 2	Section 3030
R-4 - Low Density Residential	Section 3040
R-5 - Transitional Residential	Section 3050
OTR - Old Town Residential	Section 3060
RM-27 - Low Density Multiunit Residential	Section 3080
RM-48 - Medium Density Multiunit Residential	Section 3090
PR - Planned Residential	Section 3110
PMH - Planned Manufactured Home	Section 3120
DC - Downtown Commercial	Section 3140
GC - General Commercial	Section 3150
PC - Planned Commercial	Section 3160
O - Office	Section 3180

For the following land uses, there are use and design standards in the Zoning Ordinance that will affect the development of a site plan. The definitions for these land uses are found in Section 2200 of the Zoning Ordinance

Agricultural and Forestry Uses

Section 4101	Agriculture
Section 4102	Farm Employee Housing
Section 4103	Forestry Operations
Section 4104	Stables, Private
Section 4105	Wayside Stands
Section 4106	Kennel, Private

Residential Uses

Section 4211	Home Occupations
Section 4216	Multi-family Dwelling
Section 4220	Single Family, Attached
Section 4225	Special Housing
Section 4231	Townhouse
Section 4241	Two Family Dwellings

Civic Uses

Section 4304	Administrative Services
Section 4305	Camps
Section 4306	Clubs
Section 4307	Community Recreation
Section 4308	Cultural Services
Section 4310	Day Care Center
Section 4313	Education Facilities
Section 4319	Home for Adults
Section 4321	Life Care Facility
Section 4326	Nursing Home
Section 4328	Open Space
Section 4331	Post Office
Section 4332	Public Parks and Recreational Areas
Section 4338	Religious Assembly
Section 4339	Safety Services
Section 4341	Shelter
Section 4350	Utility Services, Major

Office Uses

Section 4410	Financial Institutions
Section 4420	General Office
Section 4430	Medical Office

Commercial Uses

Section 4502	Agricultural Services
Section 4505	Automobile Dealership
Section 4509	Automobile Repair Services
Section 4510	Automobile Rental/Leasing
Section 4511	Automobile Parts/Supply, Retail
Section 4512	Bed and Breakfast
Section 4515	Campground
Section 4516	Car Wash
Section 4521	Clinic
Section 4522	Construction Sales and Services
Section 4523	Consumer Repair
Section 4524	Equipment Sales and Rental
Section 4525	Funeral Home
Section 4526	Garden Center
Section 4527	Gasoline Station
Section 4528	Golf Course
Section 4529	Hospital
Section 4530	Itinerant Vendor
Section 4531	Kennel, Commercial
Section 4540	Manufactured Home Sales
Section 4541	Mini Warehouse
Section 4542	Neighborhood Convenience Store
Section 4543	Parking Facility
Section 4552	Restaurant, Drive-in
Section 4553	Restaurant, General
Section 4555	Restaurant, Small
Section 4559	Retail Sales
Section 4561	Specialty Shop
Section 4564	Studio, Fine Arts

Industrial Uses

Section 4605	Custom Manufacturing
Section 4626	Transportation Terminal

Miscellaneous Uses

Section 4703 Accessory Uses and Structures
Section 4720 Broadcasting or Communication Tower

Engineering Site Plan Checklist

Water [All references are to the Town's Water Specifications, unless otherwise noted]

- _____ Looped [Section 1.37]
- _____ Size [Section 1.33]
- _____ Fire Protection (IAW Water Specifications) [Section 1.32]
- _____ Domestic Pressure (Dept. of Health/BOCA)
- _____ Usage (demand) [Section 1.31]
- _____ Easements [Section 1.36]
- _____ Depth of Cover [Section 1.35]
- _____ Conflicts with other Utilities [Section 1.54 (1)]
- _____ Backflow Preventors [Cross Connection Control Ordinance, Ordinance #1017]

Sewer [All references are to the Town's Sewer Specifications, unless otherwise noted]

- _____ Easements [Section II, B,6 (b)]
- _____ Downstream Analysis [Section II,B,3]
- _____ Size [Section II,C,2]
- _____ Grade [Section II, C,5]
- _____ Materials [Section III,C]
- _____ Laterals
 - Grade [International Plumbing Code, Chap. 7, Section 705, Table 705.1]
 - One per Structure [International Plumbing Code, Chap. 7, Section 701.3]
- _____ Depth of Cover [Section II,C,3]
- _____ Angle Wing Nut Plug Requirement [Section II,B,7]
- _____ Conflicts with Landscaping
- _____ Clean-outs [Section III,D,6,e]
- _____ Lowest Floor Elevation Served by Sewer

Stormwater [VA Erosion & Sediment Control Handbook]

- _____ Detention (Pond Infiltration)
 - 10 year, 2 year post – pre (Larger Storm Events maybe required)

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_____ Outfall: MS-19

- Adequate Channel
 - 1% Rule
 - Erosion, runoff (natural, man-made)
- Inadequate Channel
 - Improve Channel
 - Detention
 - Pipe Improvements

_____ Grading: Positive drainage around structures

_____ Structures (outlet) and pond grading

_____ Parking lot/street interface

Parking Lots and Entrances

_____ Entrances: Must meet VDOT Road and Bridge Standards & VDOT Minimum Standards of Entrances to State Highways [Section 5-19 of the Subdivision Ordinance, Zoning Ordinance refers the reader to the Subdivision Ordinance for certain standards]

_____ Dumpster apron/approach

- length (minimum 20 feet)
- Structure (Concrete or increase asphalt design)[Good Engineering Practice]

_____ Pavement design (minimum of 6/2) [Section 5-18 (h) of the Subdivision Ordinance]

_____ Spot Elevations [Good Engineering Practice]

_____ Access to emergency equipment

_____ Slopes

Entrance & Aisle Width [Section 5205 of the Zoning Ordinance]

_____ Minimum aisle width for one-way directional use with perpendicular parking – 20'

_____ Minimum aisle width for one-way directional use with angled parking – 14'

_____ Minimum aisle width for two-way directional use with a single tier of perpendicular parking – 20'

_____ For all other situations, please see the chart in Section 5205

Erosion and Sediment Control [VA Erosion & Sediment Control Handbook, 2-70(14)]

_____ Perimeter Control (SF, SB, etc.)

_____ Inlet/outlet Protection

_____ Live Stream Protection

_____ Construction entrances

_____ Temporary & permanent seeding

_____ Narrative

General Requirements

- _____ E&S permit [Section 8-9 of the Town Code]
- _____ E&S security [Section 8-10 of the Town Code]
- _____ Public Improvement Security [Section 3-2 of the Subdivision Ordinance]
- _____ All easement including public utility, private, off-site, construction, drainage
- _____ Compliance with the Overhead High Voltage Lines Safety Act
- _____ Applicability statement for revisions

Standard Notes

- _____ Backflow preventers to be provided by the owner
- _____ All construction will be in accordance with Town of Blacksburg standards & specifications
- _____ All utilities will be visually inspected by the Town's inspector prior to backfilling trenches
- _____ Pavement work within the right-of-way requires the following inspections:
 - A. Subgrade prior to placement of base stone.
 - B. Base stone prior to placement of pavement.
 - C. Pavement.
- _____ The Town will tap existing water lines and provide the meter at the owner's expense.
- _____ A pre-construction meeting will be held prior to beginning construction.
- _____ It is the contractor's responsibility to meet compliance requirements with 59.1-406, et. Seq, of the code of Virginia (Overhead High Voltage Lines Safety Act)
- _____ The contractor shall plug with an angle wing nut test plug the connection of proposed to existing sanitary sewer prior to extending the sanitary sewer. The plug shall be maintained in place until such a time as the sewer is completed, inspected, and accepted by the Town. Failure of the contractor to appropriately install and maintain this plug shall cause him to be liable for any resulting blockages or repairs to the existing sewer.
- _____ (For revisions only) This plan reflects revision of the following items: (list of items proposed for revision). All other items conform to previously approved plans.

Rural Residential 1
Site Development Plan Checklist

Use: _____

Development Standards [3023]

Density: One unit per acre (a)

Density: _____

Minimum Lot Requirements (b)

Area: No minimum size

Frontage: 20'

Lot Area: _____ Lot Frontage: _____

Minimum Setback Requirements (c)

Front Yard

Lots adjoining minor streets (1) Lots adjoining collector roads (2)

Building height 16-35': 13' Collector road 50' or greater in width: 35' from abutting right of way
Building height 15' or less: 8' Collector road less than 50' in width: 60' from center line

Rear Yard

Principle structures: 20'

Side Yard: 10' (corner lots 20')

Front Yard: _____ Rear Yard: _____ Side Yard: _____

Minimum Building Separation (d)

Front to Front

15' or less: 80'

over 15': 90'

Back to Back/Back to Side

15' or less: 40'

over 15": 30'

Side to Side

15' or less: 20'

over 15': 30'

Side to Front

15' or less: 20'

over 15': 60'

Front to Front: _____ Side to Side: _____

Back to Back/Back to Side: _____ Side to Front: _____

Maximum Floor Area Ratio: 0.30 (townhouse ratio: 0.50) (e)

Floor Area Ratio: _____

Maximum Height of Structures: 35' (utility poles: 45'; church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae, and radio aerials exempt) (f)

Height of Structure: _____

Maximum Dwelling Unit Occupancy: family plus 2 unrelated to family, or no more than 3 unrelated persons (g)

Site Development Checklist

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Dwelling Unit Occupancy:_____

Utility lines, electric, telephone, cable television lines, etc., shall be placed underground (h)

Lines Placed Underground:_____

Minimum Open Space: 50% [3024]

Open Space:_____

Rural Residential 2
Site Development Plan Checklist

Use: _____

Site Development Regulations [3032]

Density: One unit per acre, excluding acreage within the 100 year floodplain (c)

May be increased up to a maximum of 2 units per acre based upon incorporation of one of the following features:

additional open space (1)

provision of private community recreation facilities (2)

provision of open space for recreational uses with public access (3)

dedication to Town of land within proposed greenways (4)

dedication to Town of parkland (5)

dedication to Town of land for the location of administrative or safety services (6)

creation/preservation of visual buffer along rural roads (7)

preservation of ridge lines and hilltops or other viewsheds (8)

length of common boundary between proposed open space and any adjoining parks, nature preserves, land within the Creek Valley District, or properties under permanent conservation easement (9)

provision of architectural controls (10)

provision of off-site public improvements (11)

provision of on-site public sewer service (12)

cash payment in lieu of any of the above (13)

provision of affordable dwelling units (14)

Density: _____

Minimum Lot Requirements (f)

Area: No minimum size

Frontage: 20'

Lot Area: _____ Lot Frontage: _____

Minimum Setback Requirements (f)

Front Yard

Lots adjoining minor streets Lots adjoining collector roads

Building height 16-35': 13' Collector road 50' or greater in width: 35' from abutting right of way Building height 15' or less: 8' Collector road less than 50' in width: 60' from center line

Rear Yard

Principle structures: 20'

Side Yard: 10' (corner lots 20')

Front Yard: _____ Rear Yard: _____ Side Yard: _____

Site Development Checklist

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Minimum Building Separation (f)

Front to Front

15' or less: 80'

over 15': 90'

Back to Back/Back to Side

15' or less: 40'

over 15": 30'

Side to Side

15' or less: 20'

over 15': 30'

Side to Front

15' or less: 20'

over 15': 60'

Front to front:_____

Side to Side:_____

Back to Back/Back to Side:_____

Side to Front:_____

Maximum Floor Area Ratio: 0.30 (townhouse ratio: 0.50) (f)

Floor Area Ratio:_____

Maximum Height of Structures: 35' (utility poles: 45'; church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae, and radio aerials exempt) (f)

Height of Structure:_____

Maximum Dwelling Unit Occupancy: family plus 2 unrelated to family, or no more than three unrelated persons (f)

Dwelling Unit Occupancy:_____

Minimum Open Space: 50% (b)

Open Space:_____

Utility lines, electric, telephone, cable television lines, etc., shall be placed underground (g)

Lines Placed Underground:_____

Minimum District Size: 10 acres (a)

District Size:_____

R-4 Low Density Residential District
Site Development Plan Checklist

Use: _____

Site Development Regulations [3042]

Minimum Lot Requirements (a)

Area: 10,000 square feet (1)

Frontage: 40' (2)

Lot Area: _____ Lot Frontage: _____

Minimum Setback Requirements (b)

Front Yard: 30' (may be reduced to 25' for uses with parking in rear) (1)

Side Yard: 10' (corner lots 20') (2)

Rear Yard: 25' (3)

Front Yard: _____ Side Yard: _____ Rear Yard: _____

Maximum Height of Structures: 30' (or 40' with an additional 1' setback per foot of additional height)

(utility poles: 45'; church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae, and radio aerials exempt) (c)

Height of Structure: _____

Maximum Coverage (d)

Lot Coverage: 45% (1)

Floor Area Ratio: 0.25 FAR (2)

Lot Coverage: _____ Floor Area Ratio: _____

Maximum Dwelling Unit Occupancy: family plus two unrelated to family, or no more than 3 unrelated persons (e)

Dwelling Unit Occupancy: _____

Utility lines, electric, telephone, cable television lines, etc. shall be placed underground (f)

Lines Placed Underground: _____

R-5 Transitional Residential District
Site Development Plan Checklist

Use:_____

Site Development Regulations [3052]

Minimum Lot Requirements (a)

Area: 8,500 square feet (excluding townhouses) (1)

Frontage: 45' (2)

Lot Area:_____ Lot Frontage:_____

Density: 20 bedrooms per acre (b)

Density:_____

Minimum Setback Requirements (c)

Front Yard: 35' (may be reduced to 25' for uses with parking in the rear) (1)

Side Yard: 10' (corner lots 20') (2)

Rear Yard: 25' (3)

Front Yard:_____ Side Yard:_____ Rear Yard:_____

Maximum Height of Structures: 35' (utility poles: 45'; church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae, and radio aerials exempt) (d)

Height of Structure:_____

Maximum Coverage (e)

Lot Coverage: 55% (1)

Floor Area Ratio: 0.35 FAR (2)

Lot Coverage:_____ Floor Area Ratio:_____

Maximum Dwelling Unit Occupancy: family plus two unrelated to family, or no more than 3 unrelated persons (f)

Dwelling Unit Occupancy:_____

Utility lines, electric, telephone, cable television lines, etc., shall be placed underground (g)

Lines Placed Underground:_____

Old Town Residential District
Site Development Plan Checklist

Use: _____

Site Development Regulations [3062]

Minimum Lot Requirements (a)

Area: 7,500 square feet (except townhouses) (1)

Frontage: 40' (2)

Lot Area: _____ Lot Frontage: _____

Maximum Density: 15 bedrooms per acre (b)

Density: _____

Minimum Setback Requirements (c)

Front Yard: 20' (1)

Side Yard: 7' (corner lots 20') (2)

Rear Yard: 25' (3)

Front Yard: _____ Side Yard: _____ Rear Yard: _____

*Maximum Height of Structures: 35' (45' with an additional 1' setback per foot of additional height)
(utility poles: 45'; church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles,
television antennae, and radio aerials exempt) (d)*

Height of Structure: _____

Maximum Coverage (e)

Lot Coverage: 50% (1)

Floor Area Ratio: 0.3 FAR (2)

Lot Coverage: _____ Floor Area Ratio: _____

Maximum Dwelling Unit Occupancy: family plus 2 unrelated to family, or no more than 4 unrelated persons (f)

Dwelling Unit Occupancy: _____

Utility lines, electric, telephone, cable television lines, etc., shall be placed underground (g)

Lines Placed Underground: _____

RM-27 Low Density Multiunit Residential
Site Development Plan Checklist

Use: _____

Site Development Regulations [3082]

Minimum Lot Requirements (a)

Area: 8,500 square feet (except townhouses) (1)

Frontage: 60' (2)

Lot Area: _____ Lot Frontage: _____

Maximum Density: 27 bedrooms per acre (except single-unit residential) (b)

Density: _____

Minimum Setback Requirements (c)

Front Yard: 35' (25' for uses with parking in rear) (1)

Side Yard: 10' (corner lots 20') (2)

Rear Yard: 25' (3)

Front Yard: _____ Side Yard: _____ Rear Yard: _____

Maximum height of structures: 35' (45' with an additional 1' setback per foot of additional height or utility poles; church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae, and radio aerials exempt) (d)

Height of Structure: _____

Maximum Coverage (e)

Lot Coverage: 60% (1)

Floor Area Ratio: 0.40 FAR (2)

Lot Coverage: _____ Floor Area Ratio: _____

Utility lines, electric, telephone, cable television lines, etc., shall be placed underground (f)

Lines Placed Underground: _____

Maximum Residential Occupancy: family plus two unrelated to family, or no more than 4 unrelated persons [3083]

Residential Occupancy: _____

R-48 Medium Density Multiunit Residential
Site Development Plan Checklist

Use: _____

Site Development Regulations [3092]

Minimum Lot Requirements (a)

Area: 8,000 square feet (except townhouses) (1)

Frontage: 60' (2)

Lot Area: _____ Lot Frontage: _____

Maximum Density: 48 bedrooms per acre (except single-unit residential) (b)

Density: _____

Minimum Setback Requirements (c)

Front Yard: 35' (25' for uses with parking in rear) (1)

Side Yard: 10' (corner lots 20') (2)

Rear Yard: 25' (3)

Front Yard: _____ Side Yard: _____ Rear Yard: _____

Maximum Height of Structures: 35' (45' with an additional 1' setback per foot of additional height and utility poles; church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae, and radio aerials exempt) (3)

Height of Structure: _____

Maximum Coverage (e)

Lot Coverage: 60% (1)

Floor Area Ratio: 0.40 FAR (2)

Lot Coverage: _____ Floor Area Ratio: _____

Utility lines, electric, telephone, cable television lines, etc., shall be placed underground (f)

Lines placed underground: _____

Maximum Residential Occupancy: family plus two unrelated to family, or no more than 4 unrelated persons [3094]

Residential Occupancy: _____

PR Planned Unit Residential
Site Development Plan Checklist

Use: _____

Site Development Regulations [3113]

Minimum District Size: 5 acres of contiguous land (a)

District Size: _____

Minimum Open Space Criteria (b)

minimum of 30% of the total district area, after deducting all of the 100 year floodplain (1)(a)
a compact area of at least 5,000 square feet for active or passive recreational activities (1)(b)

Open Space: _____

Maximum Area For Commercial and/or Office Uses: 10% (c)

designed for the service and convenience of district (1)

designed and located to protect character of the district (2)

construction not begun until 25% of the units or 250 units (whichever is less) have been completed (3)

Area for Commercial/Office Uses: _____ Design Requirements Met: _____

Minimum Setback Requirements (d)

Front Yard: 27'

Side Yard: 7' (corner lot 20')

Rear Yard: 18'

Unless otherwise specified in the Master Plan (6)

Front Yard: _____ Side Yard: _____ Rear Yard: _____

Street Design Requirements (e)

Private Streets

Minimum right-of-ways (2)

8 residents or less: 25'

30 residents or less: 40'

Minimum width of streets: 18' (wider based on the projected vehicle trips per day) (6)

Not designated as through streets (1)

Plan approved for school bus pick up and drop off areas for owners on street (3)

Plan approved for postal delivery for owners on street (4)

Surfaced with, at minimum, prime and double seal treatments, or a higher standard, based on the projected vehicle trips per day (5)

Right-of-way dedicated to the homeowners association (7)

All deeds for property abutting private street must state that the street is private and will not be maintained by the state or town (8)

The homeowner's association may petition the Town to accept a private street for public maintenance (9)

Design Requirements Met: _____

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*Maximum Dwelling Unit Occupancy: family plus two persons unrelated to family, or no more than three
unrelated persons (f)*

Dwelling Unit Occupancy:_____

Utility lines, electric, telephone, cable television lines, etc., shall be placed underground (g)

Lines Placed Underground:_____

Planned Manufactured Home District
Site Development Plan Checklist

Use: _____

Site Development Regulations [3123]

Minimum District Size: 4 acres of contiguous land (a)

District Size: _____

Minimum Open Space Criteria (b)

minimum of 30% of the total district area, after deducting all of the 100 year floodplain (1)

area for passive or active recreation uses with size determined by population of the development (2)

Open Space: _____

Maximum Area for Commercial and/or Office Uses: 10% (c)

designed for the service and convenience of district (1)

designed and located to protect character of the district (2)

construction not begun until 25% of the units or 250 units (whichever is less) have been completed (3)

Area for Commercial/Office Uses: _____

Design Requirements Met: _____

Design Standards (d)

Private Access Drives

One-Way Private Access Drive (1)(a)

Minimum width with no parking allowed: 12'

Minimum width with parking allowed on one side: 18'

Two-Way Private Access Drive (1)(b)

Minimum width with no parking allowed: 20'

Minimum width with parking allowed on one side: 28'

Parking Allowed on Both Sides of a Private Access Drive: 34' (1)(c)

Public Streets: built to standards of the Subdivision Ordinance (2)

Water and Sewer: Provide metered water outlet connection to the water supply and sewer system or appropriate private sewer system (3)

Identification: Identification system made a part of the design of the development with logical sequential pattern of numbering lots placed on visible permanent markers (4)

Parking: Minimum of 2 off-street parking spaces for each home site (5)

Utilities: All utility lines, electric, telephone, cable television lines, etc., shall be placed underground (6)

Area Lighting: Adequate Lighting System (7)

Underpinning: Must be done within 30 days of placement of manufactured home on lot (except between Dec. 1 and Mar. 1) (8)

Design Standards Met: _____

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Minimum Requirements for all Home Sites (e)

Lot Requirements (1)

Home less than 19' in width: 3,800 square feet

Home 19' or more in width: 4,800 square feet

Only one manufactured home per lot

Lot Area:_____

Yard Requirements (2)

Front Yard: 10'

Side Yard: 15' (corner lots 20')

Rear Yard: 10'

Front Yard:_____ Side Yard:_____ Rear Yard:_____

Lots Located on Perimeter of Manufactured Home Park (3)

Front Setback

Street right-of-way which is 50' or greater in width: 30'

Center line of any street right-of-way less than 50' in width: 55'

Side Setback: 20' on each side

Rear Setback: 20'

Front Setback:_____ Side Setback:_____ Rear Setback:_____

Maximum Dwelling Unit Occupancy: family plus 2 persons unrelated to family, or no more than 3 unrelated persons (f)

Dwelling Unit Occupancy:_____

Downtown Commercial District
Site Development Plan Checklist

Use:_____

Site Development Standards [3142]

Maximum Residential Density: 48 bedrooms per acre (b)

Residential Density:_____

Maximum Structure Height: 60' (c)

Structure Height:_____

Development Standards

Lot must abut a public street (a)

Facade must maintain a consistent street edge (except for pedestrian access and drives to parking areas) (d)

All roof top equipment shall be enclosed in building materials that match the structure or are compatible (e)

Parking facilities located behind front building line (f)

Automobile entrances minimized in a way that maximizes safety and efficient traffic circulation, but minimizes impact on surrounding area (g)

Sidewalk displays of merchandise permitted if (h)

-at least 5' of clearance is maintained at the front entrance for pedestrian access (1)

-located against the building wall and does not extend more than 3' into the sidewalk (2)

-does not exceed 75% of the length of the storefront (3)

Development Standards Met:_____

Building Design (applicable to all new structures and to additions of 400 square feet or more) [3143], (a)

Use of contemporary interpretations of earlier design styles of surrounding structures (b)

An entrance and principle windows that are street oriented (unless in a court-yard style) (c)

Site plans including drawings, renderings, or perspectives of a professional quality that illustrate the scale, massing, roof shape, window size, shape, spacing, and exterior materials of the structure (d)

Design Standards Met:_____

Maximum Residential Occupancy family plus 2 unrelated to family, or no more than 4 unrelated persons [3144]

Residential Occupancy:_____

Utility lines, electric, telephone, cable television lines, etc., shall be placed underground [3142(I)]

Lines Placed Underground:_____

General Commercial District
Site Development Plan Checklist

Use:_____

Site Development Standards [3152]

Minimum Lot Size: 15,000 square feet (a)

Lot Size:_____

Minimum Street Frontage: 30' (b)

Street Frontage:_____

Minimum Yards (c)

Front: 10'

Rear: None

Side: None (corner lots 10')

Front Yard:_____ Rear Yard:_____ Side Yard:_____

Maximum Residential Density: 48 bedrooms per acre (d)

Residential Density:_____

Maximum Lot Coverage: 85% by impervious surfaces (e)

Lot Coverage:_____

Maximum Structure Height: 60'(70' with additional 1' front, side, and rear setback per foot of additional height) (f)

Structure Height:_____

Design Standards

At least one entrance and principle windows are to be street oriented (except if in court-yard style) (g)

Roof-top equipment shall be enclosed in building materials that match or are compatible with the building (h)

Parking facilities shall be located behind the front setback (i)

Automobile entrances shall be minimized and maximize safety and efficient traffic circulation while minimizing the impact on the surrounding area (j)

Outside storage of materials shall be screened (k)

All utility lines, electric, telephone, cable television lines, etc., shall be placed underground (l)

Design Standards Met:_____

Joint and Cross Access Requirements [3154]

Adjacent commercial properties that generate 100 trips or more per day shall provide a cross access drive to allow circulation between sites (b)

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A system of joint use driveways and cross access easements shall be established along all street designated as collector or greater and the building site shall incorporate one or more of the following
(c)

-Service drive connections or cross access corridors between sites (1)

-Stub-outs (2)

-Unified access and circulation system plan (3)

Joint and Cross Access Requirements Met:_____

Maximum Residential Occupancy: family plus 2 unrelated to family, or no more than four unrelated persons
[3155]

Residential Occupancy:_____

Planned Commercial
Site Development Plan Checklist

Use: _____

Site Development Regulations [3162]

Minimum District Size: 2 acres of contiguous land (a)

District Size: _____

Minimum Frontage: 75' (measured at the right of way of a publicly-maintained street) (b)

Frontage: _____

Minimum Yard Requirements (c)

<i>Yards for lots internal to the site:</i>	<i>established through the master plan (1)</i>
<i>Yards for lots which abut land zoned Residential:</i>	<i>transitional yard pursuant to Article V (2)</i>
<i>Lot which abuts a collector road:</i>	<i>10' from property line (3)</i>

Yard Requirements Met: _____

Minimum Open Space Requirement: 25% (d)

Open Space: _____

Lot Coverage (more than one principle structure can be placed on a lot) (e), (1)

Maximum Lot Coverage: determined through the preliminary development plan process (2)

Lot Coverage: _____

Maximum Height of Structures: 60' (church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae, and radio aeriels exempt) (f)

Height of Structure: _____

Design Standards

Building facades shall maintain a consistent street edge (passages for pedestrian access and drives to parking areas exempt) (g)

Roof-top equipment shall be enclosed in building materials that match or are compatible to the structure (h)

Parking facilities shall be located behind the front building line (i)

Automobile entrances to the site shall be minimized and maximize safety and efficient traffic circulation, while minimizing the impact on the surrounding area (j)

Outside storage of materials shall be screened (k)

Utility lines, electric, telephone, cable television lines, etc., shall be placed underground (l)

Design Standards Met: _____

Building Design [3163]

Styles shall be compatible with each other and shall exhibit consistency (a)

Entrance and principle windows shall be street oriented (court-yard style structures exempt) (b)

Site plans shall include drawings, renderings, or perspectives of a professional quality which illustrate the scale, massing, roof shape, window size, shape, spacing, and exterior materials of the structure (c)

Building Design Standards Met:

Joint and Cross Access Standards [3164]

Adjacent commercial properties that generate 100 trips or more per day shall provide a cross access drive to allow circulation between sites (b)

A system of joint use driveways and cross access easements shall be established along all street designated as collector or greater and the building site shall incorporate one or more of the following (c)

Service drive connections or cross access corridors

-preferably visible from the street between sites

-design speed of 10 mph

-sufficient width to accommodate two-way travel aisles (1)

Stub-outs and other design features (2)

Unified access and circulation system plan (3)

Joint and Cross Access Standards Met: _____

Maximum Residential Occupancy: family plus 2 unrelated to family, or no more than four unrelated persons [3166]

Residential Occupancy: _____

Office District
Site Development Plan Checklist

Use:_____

Site Development Standards [3182]

Minimum Lot Size: 15,000 square feet (a)

Lot Size:_____

Minimum Street Frontage: 30' (b)

Street Frontage:_____

Minimum Yards (c)

Front Yard: 15' (1)

Side Yard: 15' (3)

Rear Yard: 10' (2)

Front Yard:_____ Side Yard:_____ Rear Yard:_____

Maximum Lot Coverage: 60% (d)

Lot Coverage:_____

Maximum Floor to Area Ratio: 0.40 (e)

Floor to Area Ratio:_____

Maximum Structure Height: 45' (60' with additional 1' per each additional foot of height, front, side, and rear setbacks) (f)

Structure Height:_____

Maximum Percentage Which May be Devoted Exclusively for Residential Use: 30% (g)

Percentage Devoted Exclusively for Residential Use:_____

Minimum Open Space: 30% (of the total site devoted to residential use) (h)

Open Space:_____

Maximum Residential Density: 27 bedrooms per acre (for the acreage of the site devoted to residential use) (i)

Residential Density:_____

All utility lines, electric, telephone, cable television lines, etc., shall be placed underground (j)

Lines Placed Underground:_____

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Joint and Cross Access Standards [3183]

Adjacent commercial or office properties that generate 100 trips or more per day shall provide a cross access drive to allow circulation between sites (b)

A system of joint use driveways and cross access easements shall be established along all street designated as collector or greater and the site shall incorporate one or more of the following (c)

Service drive connections or cross access corridors

-preferably visible from the street between sites

-design speed of 10 mph

-sufficient width to accommodate two-way traffic aisles (1)

Stub-outs and other design features (2)

Unified access and circulation system plan (3)

Joint and Cross Access Standards Met:_____

Maximum Residential Occupancy: family plus 2 unrelated to family, or no more than four unrelated persons [3184]

Residential Occupancy:_____

Research and Development District
Site Plan Development Checklist

Use:_____

Site Development Standards [3192]
Minimum Lot Size: 1 acre (a)

Lot Size:_____

Minimum Street Frontage: 30' (b)

Street Frontage:_____

Minimum Yards (c)
Front Yard: 20' (1)
Rear Yard: 15' (2)
Side Yard: 10' (corner lots 20') (3)

Front Yard:_____ Rear Yard:_____ Side Yard:_____

Maximum Lot Coverage: 65% (d)

Lot Coverage:_____

Maximum Structure Height: 60' (e)

Structure Height:_____

Minimum District Size: 5 acres (f)

District Size:_____

Minimum Open Space: 20% (with interconnected pedestrian system) (g)

Open Space:_____

All utility lines, electric, telephone, cable television lines, etc., shall be placed underground (h)

Lines Placed Underground:_____

Maximum Residential Occupancy: family plus 2 unrelated to family or no more than four unrelated persons [3193]

Residential Occupancy:_____

Industrial District
Site Development Plan Checklist

Use:_____

*Site Development Standards [3202]
Minimum Lot Size: 1 acre (a)*

Lot Size:_____

Minimum Street Frontage: 75' (b)

Street Frontage:_____

Minimum Yards (c)

Front Yard: 20' (1)

Rear Yard: 15' (2)

Side Yard: 10' (corner lots 20') (3)

Front Yard:_____ Rear Yard:_____ Side Yard:_____

Maximum Lot Coverage: 70% (d)

Lot Coverage:_____

Maximum Structure Height: 60' (70' with additional 1' per each additional foot of height, front, side, and rear setbacks) (e)

Structure Height:_____

All utility lines, electric, telephone, cable television lines, etc., shall be placed underground (f)

Lines Placed Underground:_____

*Building Design Standards (applicable to all new structures and to additions of 400 square feet or more)
[3202],(a)*

Use of contemporary interpretation of earlier design styles of surrounding structures encouraged (b)

Entrance and principle windows shall be street oriented (c)

Site plans shall include drawings, renderings, or perspectives of a professional quality which illustrate the scale, massing, roof shape, window size, shape, spacing, and exterior materials of the structure (d)

Building Design Standards Met:_____

Planned Industrial District
Site Development Plan Checklist

Use:_____

Site Development Standards [3212]
Minimum District Size: 10 acres (a)

District Size:_____

Minimum Frontage: 75' (measured at the right of way of a publicly maintained street) (b)

Frontage:_____

Minimum Yard Requirements (c)
Yards for lots internal to the site: established through preliminary master plan (1)
For any lot that abuts a collector road: 10' from property line (2)

Yard Requirements Met:_____

Minimum Lot Size: 2 acres (d)

Lot Size:_____

Minimum Open Space: 20% (e)

Open Space:_____

Lot Coverage (more than one principle structure can be placed on a lot) (f), (1)
Maximum Lot Coverage: determined throughout the preliminary development plan process (2)

Lot Coverage:_____

Maximum Height of Structures: 60' (church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae, and radio aerials exempt) (g)

Height of Structures:_____

Utility lines, electric, telephone, cable television lines, etc., shall be placed underground (h)

Lines Placed Underground:_____

Maximum Residential Occupancy: family plus 2 unrelated to family, or no more than 4 unrelated persons [3213]

Residential Occupancy:_____

Building Design Standards (applicable to PI districts with less than 25 acres [3214], (a)
Use of contemporary interpretations of earlier design styles of surrounding structures is encouraged (b)

University and College District
Site Development Plan Checklist

Use:_____

Site Development Regulations [3222]

Maximum Height: 75' (a)

Height:_____

All utility lines, electric, telephone, cable television lines etc., shall be placed underground (b)

Lines Placed Underground:_____

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